

UPDATED SUBDIVISION GUARANTEE

Office File Number : 0118199
Guarantee Number : WA2011-46-0118199-2013.72030-88840181
Dated : September 5, 2014, at 8:00 am
Liability Amount : \$ 1,000.00
Premium : \$ 250.00
Tax : \$ 20.00

Your Reference : WILLARD

Name of Assured: CRUSE & ASSOCIATES

The assurances referred to on the face page are:

That, according to those public records with, under the recording laws, impart constructive notice of matters relative to the following described real property:

Parcels 2 and 4A of that certain Survey as recorded May 1, 2013, in Book 38 of Surveys, pages 181 through 183, under Auditor's File No. 201305010011, records of Kittitas County, Washington; being a portion of the Southeast Quarter of Section 25, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

STEVE WILLARD, A MARRIED MAN AS HIS SEPARATE ESTATE AS TO PARCEL 2 AND STEVE WILLARD AND LINDA S. DUPAR, HUSBAND AND WIFE AS TO PARCEL 4A

END OF SCHEDULE A

672 2014
SEP 5 2014

(SCHEDULE B)

File No. 0118199

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Subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. Possibility of unpaid assessments levied by the Kittitas Reclamation District, notice of which is given by an amendatory contract recorded in Book 82 of Deeds, page 69, under Kittitas County Auditor's File No. 208267, no search having been made therefore.

To obtain assessment information, please contact the Kittitas Reclamation District: 509-925-6158.

5. Easements granted to The Cascade Canal Company, by deeds dated October 1, 1904, recorded in Book 9 of Deeds, page 555, and October 16, 1904, recorded in Book 9 of Deeds, page 573, together with the right of ingress to and egress from the lands herein conveyed upon and across said Southeast 1/4 of Section 25 (and other lands), for the purpose of constructing, operating and maintaining said canal over the roads and right of way herein granted.
6. Right of way, over the Southeast 1/4 of Section 25, as granted to Puget Sound Power and Light Co., by deed dated February 22, 1928, recorded in Book 46 of Deeds, page 440, under Auditor's File No. 91270, with the right, privilege and authority to construct, erect, alter, improve, repair, operate and maintain an electric transmission and distribution line, consisting of a single line of poles with necessary braces, guys and anchors and to place upon or suspend from such poles, transmission, distribution and signal wires, insulators, crossarms, transformers, and other necessary or convenient appurtenances, across said land.
7. Amendatory Contract, governing reclamation and irrigation matters:
Parties : The United States of America and the Kittitas Reclamation District
Dated : January 20, 1949
Recorded : May 25, 1949, in Volume 82 of Deeds, page 69
Auditor's File No. : 208267
Affects : Said premises and other lands within the said irrigation district. Said contract governs construction, charges, protection of water rights, irrigation rights, obligations, responsibilities and all related matters.

(SCHEDULE B) (CONTINUED)

File No. 0118199

Guarantee Number: WA2011-46-0118199-2013.72030-88840181

- 8 Pendency of Yakima County Superior Court Cause No. 77-2-01484-5, State of Washington, Department of Ecology, Plaintiff, vs. James J. Acquavella, et al, Defendants; notice of which is given by Lis Pendens recorded on October 14, 1977, in Volume 90, page 589, under Kittitas County recording number 417302, and supplemental notice of Lis Pendens recorded June 4, 1980, in Volume 131, page 63, under Auditor's File No. 442263; being an action for the determination of the rights to divert, withdraw, or otherwise make use of the surface waters of the Yakima River Drainage Basin, in accordance with the provisions of Chapters 90.03 and 90.44 Revised Code of Washington. (Attorney for Plaintiff: Charles B. Roe, Jr., Senior Assistant Attorney General)
9. DEED OF TRUST, and the terms and conditions thereof:
Grantor : Steve Willard and Linda S. Dupar, husband and wife
Trustee : Northwest Trustee Services LLC
Beneficiary : Wells Fargo Bank, N.A.
Amount : \$417,000.00, plus interest
Dated : April 18, 2013
Recorded : April 26, 2013
Auditor's File No. : 201304260037
Affects : Parcel 4A and other land
10. Matters disclosed on the Survey as recorded May 1, 2013, in Book 38 of Surveys, pages 181 through 183, under Auditor's File No. 201305010011, including but not limited to the following:
a) Location of fence lines in relation to property boundaries
b) Overlaps in relation to property boundaries and rights of way for Sanders County Road and Cascade Canal
c) Notes contained thereon
11. Encroachment of fence appurtenant to said premises onto land adjoining on the East, as disclosed by Survey as recorded May 1, 2013, in Book 38 of Surveys, pages 181 through 183, under Auditor's File No. 201305010011.

END OF EXCEPTIONS

Notes:

1. Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.
2. General taxes and assessments for the year 2014 have been paid.
Amount : \$1,425.61
Tax Parcel No. : 18-18-25040-0021 (491133)

NOTE: In the event any contracts, liens, mortgages, judgments, etc. which may be set forth herein are not paid off and released in full, prior to or immediately following the recording of the forthcoming plat (short plat), this Company will require any parties holding the beneficial interest in any such matters to join in on the platting and dedication provisions of the said plat (short plat) to guarantee the insurability of any lots or parcels created thereon. We are unwilling to assume the risk involved created by the possibility that any matters dedicated to the public, or the plat (short plat) in its entirety, could be rendered void by a foreclosure action of any such underlying matter if said beneficial party has not joined in on the plat (short plat).

END OF GUARANTEE

AW/lmw